

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

MEMORANDUM

TO: PUBLIC SAFETY, FINANCE AND STRATEGIC SUPPORT COMMITTEE	FROM: HARRY S. MAVROGENES EXECUTIVE DIRECTOR
SUBJECT: SEE BELOW	DATE: AUGUST 14, 2008

SUBJECT: CAPITAL COST REPORT – JUNE 2008 (Preliminary)

RECOMMENDATION

Accept the Capital Cost Report for June 2008 (Preliminary).

BACKGROUND

The Capital Cost Report (Attachment A) contains a cost summary for each of the 13 budgeted Redevelopment Project Areas and a total summary for the Agency. The report is updated monthly to reflect year-to-date expenditures and encumbrance balances, as compared to the amount appropriated by the Agency Board. The cost summary components are:

1. Column A: Total Funds Available; reflects each Project Area's adopted budget and rebudgets, as of the reporting month's close (June 30, 2008), and Carryover Encumbrances, reflecting contractual commitments of prior years' outstanding funds (June 30, 2007).
2. Column B: Total Year-to-Date Expenditures; captures the total amount expended from the start of the current fiscal year (July 1, 2007) through the reporting month's closing date (June 30, 2008).
3. Column C: Encumbrance Balance; represents the outstanding contractual commitments as of June 30, 2008. The monthly appropriation balance report and unliquidated encumbrance report are the sources for this information.
4. Column D: Remaining Funds Available; indicates the amount available to spend by appropriation for each Project Area. The year-to-date Expenditures (Column B) and the Encumbrance Balance (Column C) are subtracted from the Total Funds Available (Column A), yielding the remaining funds available in the current year.

Provided in the Capital Cost Report are the total City and Agency project expenditures since July 1, 1977 through June 30, 2008, for current year budgeted projects and the percentage of total project expenditures to date in comparison to total project budget and non-redevelopment funding sources.

The project status report for the Civic Plaza Land Acquisition and Historic House Relocation is Attachment B, and the Civic Plaza Transfer Agreement and Expenditure Summary is Attachment B1. With the final reimbursement of \$300,000 received from the City, the Civic Plaza project has been closed out and Attachment B and B1 will no longer be included in future monthly capital cost reports.

ANALYSIS

JUNE ACTIVITY:

Capital expenditures for June 2008 totaled \$19.7 million.

Major capital project expenditures include:

- \$6,000,000 Payment to First American Title Company for the acquisition of property located at 645 Park Avenue (KNTV) for future development.
- \$1,850,000 Payment to Berg & Berg Enterprises for reimbursement of leasehold improvement costs related to the San Jose BioCenter.
- \$533,000 Payment to Pacific Properties, III per Owner Participation Agreement in connection with seismic retrofit, historic renovation and off-site improvements at the Sainte Claire building located at 301 S. 1st Street.
- \$500,000 Payment to Nanosolar, Inc. per Reimbursement Agreement for assistance with acquisition of capital equipment installed at Nanosolar's industrial and manufacturing headquarters facility in the Edenvale Redevelopment Project Area.
- \$500,000 Payment to the Tech Museum of Innovation to assist in the construction, staging and promotion of the Leonardo da Vinci Exhibit.

\$427,000	Payment to Bogard Construction and Emergency Housing Consortium per Relocation and Development Agreement for assistance with the construction of Our House Youth Shelter (Sobrato House) at 3 rd and William Streets.
\$364,000	Payment to LMN Architects for architectural services in connection with San Jose McEnergy Convention Center Expansion and Renovation project.
\$206,000	Payment to Field Paoli Architects, Inc. for consultant services to design guidelines in connection with Rincon Redevelopment Project Area.
\$197,000	Payment to PCD for acquisition and installation of audio equipment at the Montgomery Theatre.
\$142,000	Payment to Tucker Construction, Inc. per Façade Improvement grants for the properties at 487 S. 4 th Street, 302 S. Market Street and 495-499 S. 2 nd Street.
\$136,000	Payment to Galedrige Construction, Inc. per Owner-Contractor Agreement in connection with the 105 S. Montgomery Parking Lot Project.
\$101,000	Payment to Civil Engineering Associates, Inc. for consultant services in connection with the development of North San Pedro Housing Project.
\$3,543,000	Transferred to the City of San Jose per Cooperation Agreements for various projects: including \$2,700,000 for the Fire Station #2 Rebuild Project in the Alum Rock Business District; \$332,000 for the construction of the Roundtable Pedestrian Light Improvements Project in the Edenvale/Great Oaks neighborhood; \$251,000 for construction documents review and inspection of the Julian Street Re-alignment and Grid Restoration Project; and \$150,000 for the acquisition and installation of 2 variable speed fan drive units in the Tech Museum of Innovation.

Approximately \$1.2 million in direct and indirect operating costs were associated with capital projects in the month of June.

COORDINATION

This report has been coordinated with the Agency's General Counsel.

John Weis (JW)
HARRY S. MAVROGENES
Executive Director

Attachments

June 2008 (FY07-08)

THE REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE
CAPITAL COST REPORT
REDEVELOPMENT AREA SUMMARY

Attachment A

Total Project Areas/Programs	Adopted Budget	C/O Encumbrance	Total Funds Available	Current Month Expenditures	Year-to-Date Expenditures	(B)	(C)	(D)			
						June-07	June-08	1,009	2,178,473	789,408	7,310,919
Almaden Gateway	9,540,000	738,800	10,278,800							515,715	43,871
Century Center	690,000	0	690,000							0	0
Civic Plaza	182,802	6,821	189,623								
Edenvale	8,010,399	1,912,546	9,922,945							5,381,225	3,165,920
Guadalupe Auzerais	399,894	3,157,070	3,556,964							280,040	3,041,231
Julian/Stockton	2,626,124	3,561,115	6,187,239							4,331,108	869,101
Market Gateway	3,201,698	3,603,414	6,805,112							603,003	5,585,136
Merged Area Impact Program	53,047,393	8,535,384	66,582,777							8,824,330	30,293,956
Neighborhood Investment Program	15,062,470	2,135,843	17,198,313							3,153,797	5,945,843
Strong Neighborhoods Initiative	29,852,855	2,885,452	32,738,307							2,166,683	10,701,023
Park Center Plaza	12,131,139	893,637	13,024,776							685,644	1,296,619
Rincon de los Esteros	1,439,494	503,000	1,942,494							212,001	558,631
San Antonio Plaza	750,052	165,500	915,552							0	188,630
Direct & Indirect Operating Cost	13,490,893	886,977	14,377,870							1,229,718	13,132,692
Totals:	155,425,213	28,985,560	184,410,773	19,688,892	80,193,412	28,943,903	75,273,458				

June 2008 (FY07-08)

ALMADEN GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 076

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/17-6/08	% Total Budget Expended	Appro. Project	Adopted Budget 2007-08	C/I/O Encumbrance July 2007	(A)		Total Year-to-Date Expenditures June 2008	Total Month Expenditures June 2008	Encumbrance Balance	Remaining Funds Available Current Year
								Number	2007-08				
4,000,000	-291,018	3,708,982	2,974,182	80%	1 Development Incentives	0590	0	738,800	738,800	0	738,800	0	0
1,100,000	8,280,000	9,580,000	2,218,173	23%	2 Downtown Parking Acquisition	0891	9,540,000	0	9,540,000	1,009	2,178,473	50,608	7,310,919
					TOTALS		9,540,000	738,800	10,278,800	1,009	2,178,473	789,408	7,310,919

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

June 2008 (FY07-08)

CENTURY CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 065

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/7/08	% Total Budget Expended	Project	Approved Number	Adopted Budget 2007-08	CFO Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(D)	
													(A)	(B)
110,000		100,000	68,464	63%	1 Fountain Alley Parking Lot	0757	100,000		100,000	0	68,464	715	30,821	
200,000		330,000	590,000	11%	2 Fountain Alley Pedestrian Enhancements	0912	590,000		590,000	444	61,950	515,000	13,050	
					TOTALS		690,000		690,000	444	130,414	515,715	43,371	

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

June 2008 (FY07-08)

CIVIC PLAZA REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 055

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/17-6/08	% Total Budget Expended	Project	Approved Number	Adopted Budget 2007-08	C/I/O July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(C) Remaining Funds Available Current Year	(D)
														(A)
\$1,740,000	-10,230,309	\$41,509,691	\$41,509,691	100%	1 Civic Plaza Land Acquisition	0563	182,802	6,821	189,623	19,019	189,623	0	0	(B)
					TOTALS		182,802	6,821	189,623	19,019	189,623	0	0	(C)

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

EDENVILLE REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 066

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/7/08	% Total Budget Expended	Approved Number:	Adopted Budget 2007-08	C/I/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(D)	
												(A)	(B)
15,900,000	10,246,444	26,146,484	26,145,347	100%	1	Assessment District/Interchange Impvts.	0520	151,143	0	150,000	0	1,143	
2,000,000	4,848,093	6,858,093	6,820,615	100%	2	BioCenter: Initial Build Out	0764	1,546,983	366,740	1,913,723	1,849,651	800	26,678
116,400	270,600	447,000	447,000	100%	3	IDT Lease	0864	121,600	27,400	149,000	0	149,000	0
2,210,000	600,000	2,830,000	2,984,227	79%	4	BioCenter: Equipment Acquisitions and Tenant Improvements	0865	600,673	18,496	619,079	0	17,506	70,000
2,000,000	1,500,000	3,500,000	2,235,000	62%	5	Edenvale Emerging Technologies Fund	0892	2,080,000	1,500,000	3,580,000	500,000	2,215,000	1,300,000
2,600,000	2,600,000	0	0	0%	6	BioCenter: First Floor Expansion	0913	2,500,000	2,500,000	0	0	2,500,000	65,000
810,000	810,000	768,474	768,474	95%	7	BioCenter: Initiative Lease	0914	810,000	810,000	0	768,474	0	41,526
210,000	210,000	195,000	195,000	93%	8	Biotech Manufacturing Initiative	0915	200,000	200,000	41,250	195,000	5,000	0
						TOTALS		8,010,393	1,912,546	9,922,945	2,390,901	5,384,225	1,375,800
													3,165,920

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

June 2008 (FY07-08)

GUADALUPE - AUZERAIS REDEVELOPMENT AREA
CAPITAL COST REPORT

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/08	% Total Budget Expended	Approved Number	Adopted Budget 2007-08	C/I/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Year-to-Date Expenditures	(B) Total Encumbrance Balance	(C) Remaining Units Available Current Year	(A-B-C)	
356,000	949,973	1,309,913	1,033,049	79%	1	CDM-Improvements	0858	399,894	157,070	556,964	43,066	280,040	41,231	
383,000	56	3,829,344	3,829,944	22%	2	Hilton Hotel	0901		3,000,000	3,000,000	0	0	3,000,000	
						TOTAL		399,894	3,157,070	3,556,964	43,066	280,040	3,041,231	235,693

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

JULIAN STOCKTON REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 068

Original* Project Budget	Total Project Adjustments	Current Project Budget	Total Proj. Exp.	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	G/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(C) Remaining Funds Available Current Year	
	(A)	(B)	(C)											
24,120,000	-5,514,127	20,505,873	18,320,257	97%	1 North San Pedro Proposed Housing/ Brandenburg	0756	1,079,997	1,818,355	2,898,352	355,598	2,212,746	636,670	48,936	
250,000	150,000	400,000	3,019,274	73%	2 Fallon House Improvements	0768	645,574	42,760	688,334	6,679	307,608	125,706	255,020	
50,000	44,423	94,423	154,624	80%	3 One East Julian	0817	150,553	0	150,553	0	110,754	0	39,799	
1,700,000	1,700,000	1,700,000	1,700,000	100%	4 Cousins Market Center Development	0886	0	1,700,000	1,700,000	0	1,700,000	0	0	
700,000	700,000	0	0	0%	5 Demolition of Westinghouse Warehouse Building	0916	700,000	0	700,000	0	0	106,725	593,275	
50,000	50,000	0	0	0%	6 Guardrail for Taylor Street	0917	50,000	0	50,000	0	0	0	50,000	
TOTALS									2,626,124	3,561,115	6,187,239	362,277	4,331,108	
													869,101	987,030

* Amount represents total project budget at time of contract signing.

June 2008 (FY07-08)

MARKET GATEWAY REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 069

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/08	% Total Budget Expended	Approved Number	Adopted Budget 2007-08	C/I Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(A)		(B)		(C)		(D)		
												(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
\$3,452,048	-407,893.08	\$2,945,446	\$2,945,446	99%	1	California Theatre (1)	0078	3,201,698	603,414	3,805,112	70,000	2,679,292	45,333	1,080,486						
3,000,000		3,000,000	2,915,343	97%	2	St. Claire Building Facade	0909	3,000,000	3,000,000	533,003	2,905,843	94,157	0							
						TOTALS		3,201,698	3,603,414	6,805,112	603,003	5,585,136	139,490	1,080,486						

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

(1) Non-Redevelopment Funding Sources: Packard Humanities Institute - \$22,222,607

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Agency Fund: 090

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/7/07-6/08	% Total Budget Expended	Project	Approved Number	Adopted Budget 2007-08	CFO Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(D) Remaining Funds Available Current Year*	
													(A)	(B)
5,171,339	2,810,000	7,961,539	7,916,289	99%	1 San Jose Downtown Association	0087	400,000	0	400,000	0	334,750	65,250	0	448,777
9,041,924	2,152,393	11,190,317	8,682,720	78%	2 Façade Improvement Program	0089	2,142,393	1,588,095	3,730,488	250,292	1,222,391	2,059,321	0	448,777
390,659	1,723,796	2,114,255	1,965,261	93%	3 Misc. Public Improvement	0168	707,027	116,792	823,319	346,165	672,624	103,238	0	47,957
716,308	36,594	762,902	747,902	99%	4 Seasonal Street Banners	0214	80,000	80,000	15,000	75,000	0	0	5,000	0
5,523,739	3,682,273	4,847,306	4,805,280	99%	5 Automatic Public Trolleys	0284	490,138	0	490,138	131,952	458,111	0	0	32,027
1,236,920	2,030,730	3,267,650	3,253,266	100%	6 Software Development Forum - Lease	0364	196,836	0	196,836	13,199	182,453	0	0	14,384
12,697,456	18,721,455	31,413,121	28,393,712	92%	7 GRP Improvements	0393	2,442,198	165,701	2,608,399	8,250	83,350	150,046	0	2,375,503
21,000,000	22,000,000	43,000,000	43,000,000	100%	8 City Improvements	0395	4,000,000	0	4,000,000	0	4,000,000	0	0	0
3,637,500	5,073,477	8,705,997	8,693,447	100%	9 Software/Environmental Business Clusters - Lease	0408	443,171	0	443,171	35,235	428,121	0	0	15,050
31,685	152,335	480,320	363,281	77%	10 Assessor	0454	107,748	3,491	111,239	0	0	102,953	0	8,286
680,504	2,969,893	3,596,397	3,511,572	98%	11 US Market Access Center - Lease	0489	323,146	0	323,146	20,219	238,321	0	0	84,825
23,450,000	17,002,061	8,447,939	7,515,778	89%	12 Retail Strategy	0506	1,271,201	157,238	1,428,439	112,905	499,978	204,854	0	723,607
1,350,000	548,000	1,898,000	1,897,765	100%	13 Entrepreneur Center - Lease	0655	239,000	0	239,000	19,868	237,765	0	0	1,235
13,285,520	5,877,432	7,206,552	7,071,445	98%	14 Public Property Management	0676	762,632	3,169	765,801	84,003	630,294	1,341	0	134,166
4,656,866	4,059,106	8,755,374	8,520,544	97%	15 Assets Management	0677	60,094	72,016	672,110	24,346	436,680	99,331	0	136,099
80,000	849,375	924,376	878,376	94%	16 Transportation Planning	0680	45,500	28,350	73,850	0	20,350	8,000	0	45,500
110,000	251,200	341,200	179,355	53%	17 Development RFQ	0683	162,453	0	162,453	0	608	0	0	161,845
1,500,000	3,944,220	5,667,780	3,657,93	65%	18 Downtown Directional Signage	0698	200,000	0	200,000	0	13	42,000	0	157,987
143,067	225,981	722,047	722,047	100%	19 Downtown for the Holidays	0721	100,000	0	100,000	0	100,000	0	0	0
345,000	15,570,242	15,915,243	14,313,523	90%	20 Downtown Mixed Use Projects	0729	205,499	1,411,278	1,616,777	0	15,057	1,420,823	0	180,897
200,000	1,059,365	1,265,368	920,145	73%	21 Downtown Project Feasibility Studies	0730	33,039	91,738	424,777	19,861	79,454	136,737	0	208,586
10,000,000	5,250,000	14,750,000	12,365,429	50%	22 Child Care Development Fund	0779	2,061,916	3,112,016	1,050,100	0	731,445	834,000	0	1,546,571

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Agency Fund: 090

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj. Eq. 7/17/8/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	CFO Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures 3,655	Encumbrance Balance 137,935	(A)		(B)		(C)		(D)	
													(E)	(F)	(G)	(H)	(I)	(J)		
\$50,000	679,357	1,229,357	1,195,707	97%	Public Space Program	0787	156,000	14,585	170,585	0	25,016	84,073	32,650	0	139,226					
\$,000,000	5,54,099	4,345,901	4,122,862	95%	Mixed Use Project Area Acquisitions	0792	238,242	10,073	248,315	0	96,719	68,308	537,807							
2,000,000	734,081	2,734,081	2,127,966	78%	25 4th St. Pkng/Garage Marketing & Tenant Improvements	0793	557,462	135,372	702,334	8,001	0	111,954	0	3						
100,000	359,957	439,957	439,954	100%	OEA Audit Services	0837	111,957	0	111,957	0	635,000	0	6,619							
635,000	2,540,000	3,175,000	3,165,381	100%	Litigation Services/Reserve	0838	641,619	0	841,619	52,913	438,783	554								
1,006,000	640,325	1,640,325	1,200,988	73%	Real Estate and Relocation Services	0839	378,804	288,091	666,895	49,474	227,558	0	0	1,564,295						
150,000		150,000	150,000	100%	School Opportunity Sites	0840	0	71,849	71,849	71,849	0	604,559	143,648	7,955						
5,205,484	1,058,497	16,266,981	14,230,578	87%	Downtown Business Improvement Pool	0844	2,388,162	198,663	2,566,825	-77,060	530,422	472,108								
500,000	7,768,235	8,268,235	8,177,993	98%	Convention Center Improvements	0848	285,764	460,038	755,802	0	135,254	44,600	1,040,109							
402,000	1,200,000	1,602,000	5,177,291	32%	Transit Mall Lighting	0850	1,119,451	100,512	1,219,963	0	155,000	72,011								
485,000	7,000,000	11,185,000	11,112,989	94%	Downtown Ice Rink	0851	227,011	0	227,011	0	0	8,567	871,420							
6,236,000	10,865,000	27,095,000	28,215,613	97%	Land Banking for Future Development	0855	9,396,802	78,191	9,444,983	6,056,208	0	0	453,915							
395,287	820,983	1,211,280	763,165	63%	City Planning Code Enforcement Services	0856	744,351	0	744,351	232,090	280,436									
1,350,000	200,000	1,550,000	1,550,000	100%	Bassler Haynes URM - OPA	0860	0	790,007	790,007	0	790,007	0	0							
2,006,000		2,006,000	1,643,621	82%	Porter Stock URM - OPA	0861	0	731,229	731,229	0	379,850	351,379	0							
3,006,000		3,350,000	3,350,000	100%	Fountain Alley URM - OPA	0862	350,000	100,936	450,936	0	450,936	0	0							
500,000	500,000	1,000,000	1,000,000	0%	Enhancement Graffiti Abatement	0866	1,000,000	0	1,000,000	0	0	0	1,000,000	0						
920,000		920,000	849,884	92%	40 South First Street Streetscape	0867	1,440	314,401	315,841	1,620	245,725									
450,000		2,890,000	3,340,000	0%	41 North Almaden Avenue Streetscape	0868	0	11,149	11,149	0	11,149	0	0							
500,000	1,433,952	6,433,952	6,433,952	100%	42 Downtown Streetscape	0870	110,986	83,779	194,765	0	159,200	31,315	4,250							
2,000,000	564,000	1,456,000	1,420,436	98%	43 EHC - 3rd & William Street Housing	0871	1,490,000	0	1,490,000	197,356	1,490,000	0	0							
920,000		750,000	750,000	100%	44 Housing Trust of Santa Clara County	0877	50,000	0	50,000	0	500,000	0	0							
600,000	163,010	432,000	400,275	93%	45 Competitive Art Capital Fund	0879	72,000	36,000	108,000	6,000	76,275	31,725	0							

MERGED AREA IMPACT PROGRAM
CAPITAL COST REPORT

Agency Fund: 090

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj. Exp. 7/7-5/08	% Total Budget Expended	Project	Approved Number	Adopted Budget 2007-08	G/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures 0	Encumbrance Balance 0	Remaining Funds Available Current Year 0	Remaining Funds Available Current Year 0,000,000
1,060,000		1,000,000	0	0%	46 Building Use Intensification	0887	1,000,000	0	1,000,000	0	0	0	0	1,000,000
300,000	-200,000	800,000	115,192	20%	47 Project Support Studies	0888	320,000	183,987	503,987	0	22,180	386,243	101,564	
100,000	200,000	300,000	193,988	65%	48 City Auditor Services	0889	200,000	0	200,000	44,080	93,968	105,240	792	
500,000	655,100	1,155,100	657,485	57%	49 Parking Lot Improvements	0895	1,084,776	60,608	1,145,384	174,403	647,469	352,290	145,625	
500,000		500,000	25,1052	50%	50 Theatre Improvements	0896	500,000	0	500,000	197,496	251,052	54,205	194,744	
400,000	1,160,000	2,000,000	1,3463	0%	51 Autumn Street Infrastructure Funding Plan	0898	2,000,000	0	2,000,000	3,363	3,363	93,701	1,902,936	
800,000	800,000	1,600,000	0	0%	52 Vietnamese-American Community Center	0899	1,600,000	0	1,600,000	0	0	0	0	1,600,000
200,000		200,000	0	0%	53 African-American Community Center Feasibility Study	0900	200,000	0	200,000	0	0	0	0	200,000
1,000,000	1,700,000	8,000,000	1,415,536	18%	54 Convention Ctr Expansion Phase I	0903	8,000,000	0	8,000,000	427,619	1,416,636	5,679,218	904,147	
2,400,556	0	2,400,556	726,575	30%	55 1st ACT Small Wonders	0910	2,400,556	0	2,400,556	87,801	726,575	185,064	1,488,917	
3,305,183	4,454,017	7,799,200	5,805,879	87%	56 Industrial Work Program Implementation	0918	1,238,019	176,949	1,414,968	122,105	425,447	384,335	605,185	
400,000	0	400,000	115,674	30%	57 Electronic Transportation Dev Center	0919	400,000	0	400,000	0	118,671	281,329		
500,000	0	500,000	0	0%	58 Industrial FIP Program	0920	500,000	0	500,000	0	0	0	500,000	
250,000	0	250,000	250,000	100%	59 Silicon Valley Neighborhood Hsg Services	0921	250,000	0	250,000	0	250,000	0	0	0
100,000	0	100,000	100,000	100%	60 Vietnamese Heritage Gardens	0922	100,000	0	100,000	0	100,000	0	0	0
1,000,000	0	1,000,000	63,116	7%	61 St. James Park Improvement	0923	1,000,000	0	1,000,000	48,100	69,061	245,200	685,739	
200,000	0	200,000	32,320	16%	62 Permanent Major Outdoor Events Site	0924	200,000	0	200,000	32,920	32,920	104,080	63,000	
					TOTALS		58,047,393	8,533,384	65,582,777	8,321,350	30,293,956	14,518,524	21,770,198	

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

NEIGHBORHOOD BUSINESS INVESTMENT PROGRAM
CAPITAL COST REPORT

Agency Fund: 075

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/7/408	% Total Budget Expended	Project	Appro. Number	(A)			(B)			(C)	(D)
							Adopted Budget 2007-08	G/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance		
\$5,100	1,375,000	1,425,000	1,02,067	73%	1 Alum Rock: Mexican Heritage Corp.	0849	600,000	434,105	1,034,105	0	651,172	16,315	366,618	
2,700,000	2,700,000	2,697,915	100%	2 Alum Rock: Fire Station#2	0930	2,700,000	2,700,000	2,697,915	2,697,915	0	2,697,915	0	2,085	
621,000	-465,545	53,475	33,475	35%	3 E.S.C. Street: Mixed Use Opportunities	0811	100,000	0	100,000	0	0	0	100,000	
5,525,000	48,201,985	53,726,095	52,377,772	97%	4 Story Road: King and Story Implementation	0480	1,466,862	33,138	1,500,000	1,724	101,677	72,072	1,326,252	
500,000	500,000	0	0%	5 The Alameda: Parking Solution	0925	500,000	0	500,000	0	0	0	500,000		
500,000	500,000	0	0%	6 The Alameda: Historic Pillar Project	0929	50,000	0	50,000	0	0	50,000	0		
382,333	382,333	319,863	99%	7 Japantown: Public Facilities	0846	229,243	2,000	231,243	21,451	227,774	2,100	1,369		
55,000	2,509,560	2,559,500	652,477	27%	8 Japantown: Corporation Yard	0888	2,025,902	415,500	2,441,402	209,530	574,379	469,328	1,397,694	
390,000	610,000	1,000,000	285,275	29%	9 Japantown: Public Improvements	0893	721,858	156,795	878,653	-197,597	163,929	57,071	657,653	
336,600	336,600	339,800	39,600	100%	10 Japantown: Parking Lot Lease	0905	39,800	39,600	39,600	3,300	39,600	0	0	
1,400,000	1,400,000	0	0%	11 Japantown: Nishioka Site Acquisition	0926	1,400,000	1,400,000	0	0	0	0	0	1,400,000	
208,336	175,197	1,939,433	1,632,886	83%	12 NBD - Program Operations	0891	412,345	107,160	519,505	26,874	192,940	240,198	86,367	
5,000,000	2,770,552	2,259,048	1,961,552	88%	13 Neighborhood Business Clusters	0538	586,591	586,591	322,095	322,095	322,095	322,095	264,496	
800,000	390,000	110,000	300,502	67%	14 Union/Camden	0775	389,946	0	389,946	0	348	0	389,949	
750,000	200,000	90,000	90,558	10%	15 Monterey/Roeder	0776	796,805	12,596	809,401	0	0	0	187,277	
743,000	4,833,995	6,578,935	3,384,982	71%	16 NBD - Facade Improvements	0477	1,469,303	860,481	2,329,784	68,505	734,871	518,458	1,076,454	
150,000	420,000	50,000	36,1929	63%	17 NBD - Landscape Improvement	0852	274,048	90,885	354,933	0	156,862	204,401	3,670	
1,947,130	1,651,000	3,677,130	2,326,158	64%	18 NBD - Implementation & Opportunity Sites	0737	1,300,067	23,183	1,323,250	0	32,279	8,342	1,282,628	
TOTALS:							15,062,470	2,135,343	17,198,313	3,153,797	5,945,843	2,210,411	9,042,059	

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

STRONG NEIGHBORHOODS INITIATIVE AREAS
CAPITAL COST REPORT

Agency Fund: 056

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	CFO Encumbrance July 2007	(A)		(B)	(C)	(D)
									Total Funds Available 2007-08	Current Month Expenditures June 2008			
\$6,001,000	3,110,618	9,110,618	7,452,931	79%	1 SNI Reserve	0651	2,971,775	180,283	3,152,058	213,645	1,193,831	638,148	1,270,079
5,745,000	1,332,333	7,277,333	4,962,515	68%	2 SNI - 13th Street	0797	2,338,375	75,773	2,414,148	0	99,729	107,785	2,206,653
3,745,000	925,000	4,670,000	3,394,537	73%	3 SNI - Five Wounds/Brookwood Terrace	0798	2,114,227		2,114,227	11,378	838,764	14,876	1,260,587
2,361,000	130,000	2,230,000	2,083,101	93%	4 SNI - Delmas Park	0799	343,739	82,499	426,238	0	279,339	3,161	143,739
2,091,000	924,000	1,166,000	1,115,119	96%	5 SNI - East Valley/680 Communities	0800	50,880	0	50,880	7,112	0	0	50,880
951,000	2,824,147	3,814,147	3,255,486	85%	6 SNI - Edenvale/Great Oaks	0801	588,051	1,411,950	2,000,001	3,755	1,441,320	230,135	328,546
4,735,000	-49,922	4,345,018	3,957,539	92%	7 SNI - Greater Gardner	0802	376,416	14,023	390,439	3,151	43,361	4,835	342,243
1,881,900	792,750	2,672,750	2,427,177	32%	8 SNI - Hoffman/Via Monte	0803	1,781,969	48,314	1,830,283	0	0	0	1,830,283
2,511,000	399,714	649,714	645,114	99%	9 SNI - Union/Curtner Business Cluster	0804	818	378,990	379,808	85,000	375,408	3,000	1,400
2,561,000	283,000	2,849,000	2,619,552	92%	10 SNI - University	0805	593,532	8,399	601,931	0	372,483	53,095	176,354
4,921,000	667,919	4,252,921	3,703,556	87%	11 SNI - Washington	0806	832,209	158,728	990,937	0	448,272	7,308	535,357
2,334,100	532,359	1,701,611	1,181,148	69%	12 SNI - West Evergreen	0807	519,493	0	519,493	0	0	0	19,493
4,600,000	-1,116,161	3,483,339	2,856,003	83%	13 SNI - Winchester	0808	932,600	31,524	964,124	0	366,289	12,754	585,081
5,120,000	493,159	5,617,759	4,812,792	87%	14 SNI - Attractive Neighborhoods	0809	1,819,347	135,387	1,954,734	346,033	1,221,767	387,780	345,187
7,154,000	-577,709	577,391	4,955,355	86%	15 SNI - Outreach and Training	0811	92,116	72,653	164,769	11,955	82,313	43,067	39,389
9,010,000	6,038,000	6,978,000	5,614,095	80%	16 SNI - Blackford	0826	1,294,837		179,220	1,474,057	775	110,152	87,978
3,440,000	7,100	3,491,000	1,310,643	39%	17 SNI - Burbank/Del Monte	0827	2,120,352	0	2,120,352	0	0	0	2,120,352

STRONG NEIGHBORHOODS INITIATIVE AREAS
CAPITAL COST REPORT

Agency Fund: 056

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/17/08	% Total Budget Expended	Approved Number	Adopted Budget 2007-08	C/I O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(D) Remaining Funds Available Current Year:	
												(A)	(B)
\$30,000	79,500	125,000	119,6134	69%	18 SNI - K.O.N.A Project	0828	638,637	0	638,637	109,771	0	528,856	
2,581,010	-292,554	2,287,446	1,132,911	49%	19 SNI - Market/Almaden	0829	1,132,882	38,487	1,171,369	0	14,894	26,457	1,130,018
910,000	3,110,039	2,220,039	3,220,039	100%	20 SNI - Mayfair	0830	530,530	0	530,530	0	0	0	0
3,405,000	35,553	3,440,553	2,357,656	69%	21 SNI - Spartan/Keyes	0831	1,755,291	18,808	1,774,099	14,367	691,212	72,629	1,010,059
3,511,000	2,704,001	6,214,001	2,803,409	45%	22 SNI - Tully/Senter	0832	3,410,592	3,410,592	0	0	0	0	3,410,592
200,000	-140,000	60,000	47,681	79%	23 SNI - SNI Project Area Committee and Neighborhood Advisory Comm./Planning	0833	18,798	18,798	1,003	6,479	0	0	12,319
1,561,500	-1,442,815	2,504,315	2,466,539	85%	24 SNI - Gateway East	0835	1,187,103	42,201	1,229,304	0	79,1328	28,864	408,612
1,023,833	2,254,171	3,281,014	3,249,424	96%	25 SNI - Team (CMO)	0853	1,213,249	0	1,213,249	1,081,659	0	0	131,590
374,884	723,555	1,100,479	1,063,146	97%	26 SNI - City Attorney Code Enforcement	0854	373,442	0	373,442	336,809	0	0	36,633
500,000	500,000	299,375	60%	27 SNI - Multi Family Housing Rehab Pilot	0882	375,025	8,214	383,239	0	183,214	0	0	200,025
150,000	350,000	500,000	135,331	27%	28 SNI - Playground Improvement	0894	446,570	0	446,570	0	81,501	0	364,969
					TOTALS		29,852,855	2,885,452	32,738,387	2,166,683	10,701,023	2,272,051	19,765,233

PARK CENTER REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 050

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/7/6/08	% Total Budget Expended	Appro. Number	Adopted Budget 2007-08	C/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	(B)		(C)	(D)
										(A)	Total Year-to-Date Expenditures	Encumbrance Balance	
40,573,882	14,076,022	54,548,704	54,547,487	100%	1 Tech Museum of Innovation	0483	163,343	608,582	771,925	164,568	698,008	46,986	26,931
					2 Adobe: Water Monitoring	0890	77,628	64,005	141,633	14,319	60,021	77,417	4,195
					3 Civic Auditorium	0874	9,840,168	221,050	10,061,218	1,257	33,090	1,818,698	8,209,430
					4 Center for Performing Arts Impvts	0875	1,550,000	0	1,550,000	5,500	5,500	5,500	1,550,000
					5 Tech: Leonardo da Vinci Exhibit	0931	500,000	0	500,000	500,000	0	0	0
					TOTALS:		12,431,139	893,637	13,024,776	685,644	1,296,619	1,948,601	9,779,556

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

June 2008 (FY07-08)

RINCON DE LOS ESTEROS REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 071

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/17/6/08	% Total Budget Expended	Project	Appro. Number	(A)			(B)			(C)			(D)	
							2007-08	Adopted Budget	C/I/O Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	Ramaining Funds Available Current Year			
3,900,000	300,000	4,200,000	3,951,137	94%	1 Rincon Vision North San Jose	0876	299,494	503,000	802,494	212,001	558,631	93,354	150,509				
					2 Façade Improvements	0911	240,000		240,000	0	0	0	240,000				
					3 Industrial Development Office Opportunities	0927	900,000		900,000	0	0	0	900,000				
					TOTALS		1,439,494	503,000	1,942,494	212,001	558,631	333,354	1,050,509				

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

June 2008 (FY07-08)

SAN ANTONIO REDEVELOPMENT AREA
CAPITAL COST REPORT

Agency Fund: 073

Original* Project Budget	Total Adjustments	Current Project Budget	Total Proj.Exp. 7/77-6/08	% Total Budget Expended	Project	Appro. Number	Adopted Budget 2007-08	C/I Encumbrance July 2007	Total Funds Available 2007-08	Current Month Expenditures June 2008	Total Year-to-Date Expenditures	Encumbrance Balance	(D)		
													Balancing Funds Available Current Year	(D)	
700,000	7407,949	2,107,949	2,051,026	99%	1 Fairmont Annex Retail	0745	50,052	165,500	215,552	0	188,630			26,922	
500,000		500,000	0	0%	2 Museum of Art Expansion	0907	500,000		500,000	0	0			500,000	
200,000		200,000	0	0%	3 Block 2: Remediation	0928	200,000		200,000	0	0			200,000	
					TOTALS		750,052	165,500	915,552	0	188,630			726,922	

* Amount represents total project budget at time of construction contract award, or adoption of Disposition and Development Agreement (DDA) or Development Agreement (DA) or an Owner Participation Agreement (OPA).

Attachment B

**Redevelopment Agency of The City of San Jose
Project Status Report: As of June 30, 2008
Civic Plaza (1)**

	Total Budget	Project to Date Expenditures	Encumbrance Balance	Balance Remaining
Civic Plaza Land Acquisition				
Property Acquisition (2)	28,486,609	28,486,610		(0)
Relocation	8,496,606	8,496,606		-
Site Clearance	1,133,520	1,133,520		0
Infrastructure				
City Services	979,821	979,821		0
Environmental Services	320,017	320,017		-
Consulting Services	538,182	538,182		0
Architectural Services - Design	703,146	703,146		(0)
Engineering Services	107,239	107,239		0
Leasehold Improvements	108,380	108,380		-
Administrative Costs	636,171	636,171		0
Contingency	-	-		-
Sub Total	41,509,691	41,509,690	-	0
Civic Plaza - Historic (House Relocation) (4)				
Acquisition - Landmark Houses (3)	1,577,987	1,577,987		-
Moving Costs	2,684,734	2,684,734		-
Architectural & Management Services	972,998	972,998		-
Administrative Costs	1,533	1,533		-
Sub-Total	5,237,252	5,237,252	-	-
Civic Plaza Planning (4)				
Architectural Services - Design	2,058,495	2,058,495		-
Engineering Services	155,917	155,917		-
Environmental services	97,967	97,967		-
Asbestos Services	9,960	9,960		-
Consulting Services	195,240	195,240		-
Administrative Costs	140,399	140,399		-
Sub-Total	2,657,978	2,657,978	-	-
Total Civic Plaza Cost	49,404,921	49,404,919	-	0

(1) All expenditures to be repaid to the Agency by the City. On July 3, 2002, pursuant to a Transfer Agreement under which the City acquired most of the site from the Agency, the Agency received \$47,649,729 from the City (actual cost expended \$44,794,174 plus interest of \$2,855,555). Pursuant to an amendment to that Agreement, the remainder of the site was transferred to the City in January 2006, and the City agreed to pay the Agency a total of \$5,020,560, which includes \$3,998,072 for costs incurred, \$722,488 in interest, and \$300,000 for anticipated future cost related to relocation. On February 22, 2006, the City made a partial payment to the Agency pursuant to the Agreement in the amount of \$3,850,000. On March 9, 2006, the City made another payment to the Agency pursuant to the Agreement in the amount of \$870,560.

(2) FY2002-03 Budget increased by \$1.4M for remaining site acquisition, and offset by decrease of \$1.1M in the Civic Plaza Historic Acquisition line and \$0.3M in the Civic Planning line.

(3) All required sites have been acquired; \$1.1M in surplus budgeted funds shifted to Civic Plaza Land Acquisition project line.

(4) Project completed

Attachment B1
CIVIC PLAZA LAND ACQUISITION
Project Status Report: As of June 30, 2008

	Civic Plaza Civic Plaza Site & Offsite Garage	Historic Homes Receiver Sites	Civic Plaza Planning	Total
Actual Expenditures:				
General Ledger 6/30/2008	41,509,690 *	5,237,252	2,657,978	49,404,920
FY 02-03 Lawsuit	(5,016)			(5,016)
EHC (Agency contribution)	(3,151,263)			(3,151,263)
Estimated home moving cost	(280,184)	280,184		0
392-4 N Fourth St. APN 249-46-077	(409,050)	409,050		0
380 N. Fourth St. APN 249-46-076	(370,000)	370,000		0
Adj. Expense on revised footprint	(369,246)			(369,246)
Total	36,924,932	6,296,486	2,657,978	45,879,396

* Includes Off-site Garage \$5,551,718.

Costs Transfers: (A)

Additional Costs to be transferred to Civic Plaza Land Acquisition project line (costs originally incurred in the Santa Clara Street Development Site project line), due to decision to move the parking garage south. Costs represent % of acquisition costs to be used in the revised footprint.

467-20-016 40 N. 4th Tang (42%)	1,262,707			1,262,707
467-20-006 43-47 N. 5th Kim (100%)	1,076,113			1,076,113
467-20-007 39 N. 5th Pries (50%)	715,425			715,425
	3,054,245			3,054,245

Future Expenditures Forecast:

467-20-008 (33 N. Fifth Street EHC)	300,000			300,000
	300,000	0	0	300,000

Total Cost	40,279,177	6,296,486	2,657,978	49,233,641
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Interest	3,436,648			3,436,648
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Total Civil Plaza Cost	43,715,825	6,296,486	2,657,978	52,670,289
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Reimbursement from City 7/1/2002				47,649,729
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Balance Due from City as of 12/31/2005 (Per Amended Transfer Agreement)				5,020,560
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Received from the City on February 22, 2006				(3,850,000)
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Received from the City on March 9, 2006				(870,560)
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Received from the City on 6/30/08				(300,000)
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Amount to be received from the City as of 6/30/2008				(0)
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REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE

Attachment A

Balance Sheet

Government Funds
June 30, 2008

	General	Special Revenue	Debt Service		Capital Projects	Total	Prev Month	Change
			Housing	Merged				
ASSETS								
Cash and investments	\$ 7,241,106	\$ -	\$ -	\$ -	\$ 149,324,785	\$ 156,555,891	\$ 147,688,306	8,877,585
Receivables:								
Tax increment	-	-	-	-	39,628	39,628	-	39,628
Accrued interest	-	-	-	-	5,341,140	5,341,140	2,559,881	2,781,259
Due from other funds	7,926	-	-	-	-	7,926	-	7,926
Due from the City of San Jose	219,140	-	-	-	-	219,140	70,173	148,967
Other/Prepaid Expense	293,897	-	-	-	6,866,313	7,160,210	334,462	6,825,748
Loans receivable, net	-	-	-	-	38,004,401	38,004,401	31,370,410	6,633,991
Deposits	-	-	-	-	601,162	601,162	351,162	250,000
Restricted assets:								
Cash and investments	-	-	2,902,082	89,875,068	4,659,298	97,436,448	104,289,580	(6,853,132)
TOTAL ASSETS	\$ 7,754,143	\$ 7,926	\$ 2,902,082	\$ 89,875,068	\$ 204,836,728	\$ 305,375,946	\$ 286,663,975	18,711,972

LIABILITIES AND FUND BALANCES

Liabilities:

Accounts payable and accrued liabilities	\$ 764,717	\$ -	\$ 160,218	\$ -	\$ 2,825,715	\$ 3,750,650	\$ 1,567,719	2,182,931
Deferred revenue/Restricted Cash Offset	\$ -	-	-	-	42,381,352	42,381,352	34,112,793	8,268,559
Due to the City of San Jose	207,162	7,926	-	-	3,226,846	3,441,933	457,642	2,984,292
Due to the County of Santa Clara	-	-	-	-	22,837,113	22,837,113	12,885,461	9,951,652
Due to Other Govt'l Agencies	-	-	-	-	928,913	928,913	108,969	819,944
Deposits, retentions, and other payables	4,835	-	-	-	9,931,206	9,936,041	10,229,833	(293,792)
Due to other funds	-	-	-	-	7,926	7,926	-	7,926
Payable from restricted assets:								
Total liabilities	976,714	7,926	160,218	-	82,139,070	83,283,928	59,362,416	23,921,512
Fund balances:								
Reserved for:								
Long-term receivables	288,716	-	-	-	4,421,781	4,710,497	4,726,606	(16,108)
Advances and deposits	-	-	-	-	-	89,875,068	89,875,068	96,734,386
Debt service	-	-	2,741,864	-	-	-	2,741,864	2,865,831
Low and moderate income housing activities	150,879	-	-	-	29,047,061	29,97,940	28,267,291	(123,967)
Encumbrances	6,337,834	-	-	-	89,228,818	95,566,652	94,707,446	859,205
Total fund balances	6,777,429	-	2,741,864	89,875,068	122,697,660	222,092,021	227,301,561	(5,209,540)
TOTAL LIABILITIES AND FUND BALANCES	\$ 7,754,143	\$ 7,926	\$ 2,902,082	\$ 89,875,068	\$ 204,836,730	\$ 305,375,948	\$ 286,663,976	18,711,971

Attachment B

REDEVELOPMENT AGENCY OF THE CITY OF SAN JOSE
 Statement of Revenues, Expenditures and Changes in Fund Balances
 Governmental Funds

For the Period Ended June 30, 2008

	General	Special Revenue	Housing	Debt Service	Merged	Capital Projects	Total	Previous Month	Change
REVENUES									
Tax increment	\$ -	\$ 36,988,410	\$ 18,647,376	\$ 103,175,115	\$ 44,778,524	\$ 184,942,049	163,159,849	21,782,199	
Intergovernmental	-	-	707,017	1,878,446	3,087,569	21,734,945	21,210,174	524,771	
Investment income	195,773	-	-	-	6,475,886	9,257,121	7,838,330	1,418,792	
Developer contributions	-	-	-	-	200,000	200,000	150,000	50,000	
Grant revenue	-	-	-	-	1,337,306	1,337,306	1,337,306	-	
Rent	619,672	-	-	-	1,214,485	1,834,157	1,706,668	127,489	
Other	218,361	-	-	-	12,772,746	12,991,107	11,986,501	1,004,606	
Total revenues	1,033,806	36,988,410	19,354,393	105,053,560	69,866,516	232,296,685	207,388,828	24,907,858	
EXPENDITURES									
General government	7,026,355	-	-	-	-	7,026,355	6,422,312	604,043	
Intergovernmental:									
Payments to the City of San Jose	-	36,988,410	13,854,200	-	341,175	51,183,785	46,827,345	4,356,440	
Capital outlay:									
Project expenditures	-	-	-	-	65,861,415	65,861,415	49,648,876	16,212,538	
Payments to the City of San Jose	-	-	-	-	14,332,001	14,332,001	10,750,629	3,581,372	
Payments to the County of Santa Clara	-	-	-	-	67,413,478	67,413,478	57,461,826	9,951,652	
Payments to Other Governmental Agencies	-	-	-	-	819,944	819,944	-	819,944	
Debt service:									
Principal repayment	-	-	6,720,000	32,465,000	-	39,185,000	39,185,000	-	
Interest and fiscal charges	-	-	12,153,589	87,367,168	10,878,405	110,399,161	109,478,365	920,797	
Bond issuance costs	-	-	-	3,305,752	-	3,305,752	3,305,752	-	
Total expenditures	7,026,355	36,988,410	32,727,788	123,137,920	159,646,418	359,526,891	323,080,105	36,446,786	
DEFICIENCY OF REVENUES UNDER EXPENDITURES									
(5,902,549)	-	(13,753,395)	(18,084,360)	(89,779,902)	(127,230,206)	(115,691,278)	(11,538,928)		
OTHER FINANCING SOURCES (USES)									
Tax allocation bonds issued	-	-	-	12,930,000	200,000,000	212,930,000	212,930,000	-	
Premium on tax allocation bonds	-	-	-	1,128,709	-	1,128,709	1,128,709	-	
Sales of capital assets	-	-	-	-	6,801,560	6,801,560	-	6,801,560	
Transfers in	11,003,325	-	-	21,262,124	1,764,569	34,030,018	34,663,188	(633,169)	
Transfers out	-	-	(861,296)	(33,516,265)	(34,377,562)	(34,377,562)	(34,651,220)	273,658	
Total other financing sources (uses)	11,003,325	-	-	34,459,537	175,049,863	220,512,724	214,070,675	6,442,049	
CHANGE IN FUND BALANCES									
FUND BALANCE - 6/30/2007	\$ 5,010,776	-	(13,273,395)	16,375,177	85,269,961	93,282,518	98,379,397	(5,096,880)	
FUND BALANCE - 6/30/2008P	\$ 1,766,633	\$ -	16,115,260	73,499,891	37,427,698	128,809,502	128,809,502		
	\$ 6,777,429	\$ -	\$ 2,741,864	\$ 89,875,069	\$ 122,697,659	\$ 222,092,021	\$ 227,188,900	\$ (5,096,880)	

Attachment C

Redevelopment Agency of the City of San Jose
 Financial Statements - Outstanding Long Term Debt

	Principal		
	Beginning Balance 5/31/2008	Monthly Activity	Current Balance 6/30/2008
TAX ALLOCATION BONDS			
1993 Merged Area Refunding	71,970,000	0	71,970,000
1997 Housing Series E	17,045,000	0	17,045,000
1997 Merged	6,940,000	0	6,940,000
1998 Merged	2,050,000	0	2,050,000
1999 Merged	12,920,000	0	12,920,000
2002 Merged	22,565,000	0	22,565,000
2003 Housing Series J	45,640,000	0	45,640,000
2003 Housing Series K	10,010,000	0	10,010,000
2003 Merged	127,545,000	0	127,545,000
2004 Merged Refunding	257,885,000	0	257,885,000
2005 Housing Series A	10,445,000	0	10,445,000
2005 Housing Series B	116,765,000	0	116,765,000
2005 Housing Series C	31,385,000	0	31,385,000
2005 Housing Series D	31,385,000	0	31,385,000
2005 Merged Refunding Series A	152,840,000	0	152,840,000
2005 Merged Refunding Series B	67,130,000	0	67,130,000
2006 Merged Series A-T	13,300,000	0	13,300,000
2006 Merged Series B	67,000,000	0	67,000,000
2006 Merged Refunding Series C	423,430,000	0	423,430,000
2006 Merged Refunding Series D	277,755,000	0	277,755,000
2007 Merged Refunding Series A-T	21,330,000	0	21,330,000
2007 Merged Refunding Series B	191,600,000	0	191,600,000
Total Tax Allocation Bonds	1,978,935,000	0	1,978,935,000
OTHER LONG TERM DEBT			
1996 Merged Series A & B	53,200,000	0	53,200,000
2003 Merged Revenue Series A & B	57,800,000	0	57,800,000
4th Street Parking Revenue, Series 2001A	39,740,000	0	39,740,000
2001 Convention Center Series F & G	160,070,000	0	160,070,000
Note Payable HUD 108	34,220,000	0	34,220,000
ERAF Loan	26,619,500	0	26,619,500
Parking Fund Loan	6,800,000	0	6,800,000
Compensated Absence Liability	1,235,757	287,302	1,523,059
Total Other Long Term Debt	379,685,257	287,302	379,972,559
TOTAL LONG TERM DEBT	2,358,620,257	287,302	2,358,907,559

Attachment D**San Jose Redevelopment Agency
Financial Statements - Fixed Assets**

	Beginning Balance 5/31/2008	Monthly Activity	Current Balance 6/30/2008
Land	160,416,271	469,358	160,885,628
Buildings & Public Improvements	171,447,934	20,871,402	192,319,337
Leasehold Improvements	1,888,250		1,888,250
Construction in Progress	2,783,478	(517,900)	2,265,578
Equipment	1,084,836	60,121	1,144,957
Total	337,620,769	20,882,981	358,503,750